



2003-29620
Recorded at the request of
IRISH BEACH RENTAL AGENCY
11/04/2003 10:39A
Fee: 13.00 No of Pages: 3

OFFICIAL RECORDS
Marsha A Wharff, Clerk-Recorder
Mendocino County, CA

Grant

After recording return to:
Gordon Moores
P O Box 206
Manchester, CA 95459

**AMENDMENT TO COVENANTS AND RESTRICTIONS FOR UNIT #5 OF MENDOCINO COAST
SUBDIVISION AT IRISH BEACH**

This amendment is made the 3rd day of November, 2003, by Mendocino Coast Properties, a California Corporation, Moores Associates, a partnership, Gordon Moores and Sandra Moores collectively called Grantor.

RECITALS

Grantor makes this declaration upon the basis of the following facts and intentions:

- 1) Grantor is the owner of all of that certain real property located in the County of Mendocino, State of California, more particularly described as Lots 1-17 of Mendocino Coast Subdivision Unit #5 as filed in Mendocino County Records Map Case 46, Drawer 65, incorporated herein by reference thereto (and hereafter referred to as the third increment);
- 2) By instruments recorded on Mendocino County Records 1999-19293 on 10/04/1999 Grantor imposed restrictions upon these parcels; -
- 3) Grantor is the same grantor named in the "second Amended and Restated Declaration of Restrictions", Units #1, 2, 3 and 4, Mendocino Coast Subdivision, recorded on 11/16/1971 in Book 868 at pages 131 of Mendocino County Records as corrected by document recorded 4/19/1974 in Book 960, page 38 Mendocino County records and which were further amended by that Declaration recorded 9/17/1998 as 1998-17733 and which were further amended by that Declaration recorded 9/17/1998 as 1998-17733 and which were further amended by the instrument recorded in paragraph 2) above and which, in on page 2 of that instrument provide for the further amendment of the restrictions by an instrument recorded in writing and signed by the owners of sixty-six and two thirds of the owners in Unit #5. Such amendment shall take affect upon the recordation thereof in the office of the County Recorder of Mendocino County.

AMENDMENT TO RESTRICTIONS

Grantor hereby amends the restrictions as follows:

- 1) The Amendment recorded on 03/06/2003 is hereby revoked. This amendment reestablishes the authority of the Irish Beach Architectural Committee in the recorded documents as described in paragraphs 1, 2 and 3 above.



After recording return to:
✓ William Moores
3880 Sleepy Hollow
Santa Rosa, CA 95404

1999-19293
Recorded at the request of
FIRST AMERICAN TITLE CO.
10/04/1999 03:02P
Fee: 16.00 No of Pages: 4
OFFICIAL RECORDS
Mendocino County, CA
Marsha Young Wharff, Clerk-Recorder

**DECLARATION OF COVENANTS AND RESTRICTION FOR UNIT #5 OF
MENDOCINO COAST SUBDIVISION AT IRISH BEACH**

This declaration is made the 1st day of October, 1998, by Mendocino Coast Properties Inc., a California Corporation, Moores Associates, a partnership, and Gordon Moores and Sandra Moores, herein collectively called Grantor.

RECITALS

Grantor makes this declaration upon the basis of the following facts and intentions:

- A. Grantor is the owner of that certain real property located in the County of Mendocino, State of California, more particularly described as Lots 1-17 of Mendocino Coast Subdivision Unit #5 as filed in Mendocino County Records Map Case , Drawer Pages , incorporated herein by reference thereto (and hereinafter referred to as the third increment);
- B. Grantor has subdivided the Unit #5 area and by this instrument imposes thereon these beneficial restrictions under a general plan of improvement for the benefit of all of such real property, every part thereof and interest therein to the end that the entire property may ultimately be developed, owned, used, managed, occupied and improved as a single project for the benefit of every part thereof and interest therein and the owners of such parts or interests;
- C. Grantor is the grantor named in the "Second Amended and Restated Declaration of Restrictions, Units One, Two, three and Four, Mendocino Coast Subdivision, recorded on November 16, 1971, in Book 858 at Page 131, Official Records, Mendocino County, California" as corrected by document dated April 16, 1974 recorded April 19, 1974 in Book 960, Page 38, Official Records of Mendocino County and which were further amended and restated by that Declaration recorded September 17, 1998 as 1998-17733 and which in Section 2.2, page 5 of the 1998 document provide for the incorporation of additional lands by further Amendment in the sole discretion of Grantor.

AMENDMENT TO RESTRICTIONS

Grantor hereby amends the restrictions to add the Third Increment to make the lands of the Third Increment subject to those restrictions referred in recital C above except:

- 1) Article VII, section 7.9 ~~SIGNS~~ subparagraph (c) of the declaration recorded on September 17, 1998 shall be amended to



provide the following subparagraph (c) content: "a single sign, 24 inches wide by 10 inches high, with shamrock green background and white lettering, with sign content specifically limited to the words "For sale" or "For rent" or "For lease" (no prices, terms or promotional comments), the agent or owner's name and contact telephone number and/or address. Owners placing or allowing agents to place non-conforming signs shall be subject to a \$50/day fine collectable by the Architectural Committee which is charged with enforcing these restrictions or by any owner who wishes to pursue non-conformance with the lot owners in small claims court; 2) The last sentence of Article VII, Section 7.9 which currently allows waivers to sign restrictions shall be eliminated;

AMENDMENT

The provisions of these amended restrictions for Unit #5 may be amended by an instrument in writing signed and acknowledged by the Owners of sixty six and two thirds percent of the owners in Unit #5. Such amendment shall take effect upon recordation thereof in the office of the Recorder of Mendocino County.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first hereinabove appearing:

Gordon Moores
Mendocino Coast Properties, Inc. by Gordon Moores, V.P.

Sandra Moores
Moores Associates, by Gordon Moores, partner

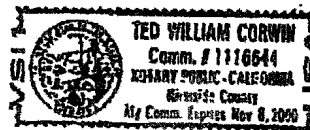
Gordon Moores
Gordon Moores, land owner

Sandra Moores
Sandra Moores, land owner

State of California
County of Riverside

On Oct. 1, 1999, before me,

Ted William Corwin
personally appeared
Gordon Moores and Sandra Moores



Ted William Corwin
Oct. 1, 1999, Ted William Corwin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.